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*Testimony of Representative Gerald Fox, III of Stamford  
Before the Committee on Insurance and Real Estate on House Bill 5141,  
An Act Concerning Disclosure of Smoke Detectors and Carbon Monoxide Detectors on the Residential  
Property Condition Disclosure Report.*

Senator Crisco, Representative Megna and members of the Insurance and Real Estate Committee. I would like to thank the committee for raising H.B. 5141, AN ACT CONCERNING DISCLOSURE OF SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ON THE RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT.

It has long been recognized that properly installed and maintained smoke detectors and carbon monoxide detectors save lives. Smoke alarms are designed to detect and warn the often silent, but deadly smoke in the air. Carbon monoxide is invisible and odorless, but is one of the most toxic substances and leading causes of accidental poisoning. Whether we are asleep or awake, a working detector is constantly on alert, scanning the air for fire, smoke and carbon monoxide. The smoke and carbon monoxide detectors are invaluable because they give people a chance to get out of their homes before it is too late.

In 2005, the General Assembly recognized that detectors promote safety of the people of our state by passing P.A. 05-161. The Public Act required that carbon monoxide detectors and warning equipment be installed in new residential buildings. The importance of effective preventative measures against fire and carbon monoxide in our homes is clear. Bringing awareness of these issues to prospective sellers and purchasers will only serve to increase safety.

H.B. 5141 strengthens and builds upon the 2005 legislation. If passed, it would amend section 20-327b of the general statutes to require disclosure of smoke detectors and carbon monoxide detectors on the residential property condition disclosure report. It is important that buyers be aware whether there are smoke detectors installed, how many there are, and whether there have been any problems with such detectors. If passed, the sellers would anticipate the smoke and carbon monoxide alarm requirements and make sure that their property is properly equipped prior to marketing the property.

I thank the committee for raising this important legislation and your continued efforts to advance public safety. Thank you for the opportunity to present my testimony and I urge the committee's favorable report.